

City of Frisco Site Plan Notes

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL BE SHOWN ON A SEPARATE REVISION SHEET. THE CITY OF FRISCO WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

PLANNING DEPARTMENT

- 1) DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 2) OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
- 3) OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN OF THE COMPREHENSIVE ZONING ORDINANCE.
- 4) LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS.
- 5) ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
- 6) PROTECTED TREES SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. PROTECTION MEASURES SHALL BE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT

- 1) BUILDINGS OF 5,000 SQ. FT. OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- 2) FIRE LANCES SHALL BE DESIGNED BY THE FIRE DEPARTMENT. STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
- 3) AT ALL TIMES, ACCESS SHALL BE MAINTAINED FOR THE PROPERTY.
- 4) SPEED LIMITS ARE NOT PERMITTED WITHIN A FIRE LANE.

Site Plan Notes

1. NO PROTECTED TREES ON-SITE.
2. NO FLOODPLAIN EXISTS ON THIS SITE.
3. A JOINT PARKING AGREEMENT IS TO BE ARRANGED FOR PARKING BETWEEN THE CITY OF FRISCO AND GRACE CHURCH.
4. ROOF DRAINS TO BE CONNECTED TO STIL. SEWER SYSTEM.

SITE DATA SUMMARY CHART

ZONING:	PG 153
CURRENT USE:	VACANT
PROPOSED USE:	CHURCH
LOT AREA:	1,564 AC - 68,128 SF
BUILDING SQUARE FOOTAGE:	75,410 SF
PHASE ONE:	21,660 SF
PHASE TWO:	53,750 SF
BUILDING HEIGHTS (FEET + STORIES):	36' - 2 STORIES
LOT COVERAGE:	60.5%
FLOOR AREA RATIO:	1.11
TOTAL PARKING REQD:	550/4.5 = 121 SPACES
SEATING, 550 SEATS	
REQUIREMENT: (1 SPG/ 4.5 SEATS)	
PARKING PROVIDED:	45 (SEE NOTE #3)
INT. LANDSCAPING PROVID:	100% COVERAGE ALLOWED
USABLE OPEN SPACE REQD:	166 SF
IMPERVIOUS SURFACE:	63,933 SF

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS. PARKING SPACES TO BE 22'x8' FOR PARALLEL SPACES AND 9'x20' FOR STANDARD.

1.564 Acres  
BLOCK M, LOT 4

City Project No. PSP09-0001

PRELIMINARY SITE PLAN

FRISCO SQUARE RESIDENTIAL  
LOT 4  
GRACE CHURCH ADDITION

WB WATKINS SURVEY, ABSTRACT NO. 1004  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

Owner:

FRISCO TC, LP

5400 Dallas Parkway  
Frisco, Texas 75034  
(214) 618-3800  
Fax (469) 633-9105  
Contact: Jim Williams, Jr.

Applicant:

GRACE CHURCH

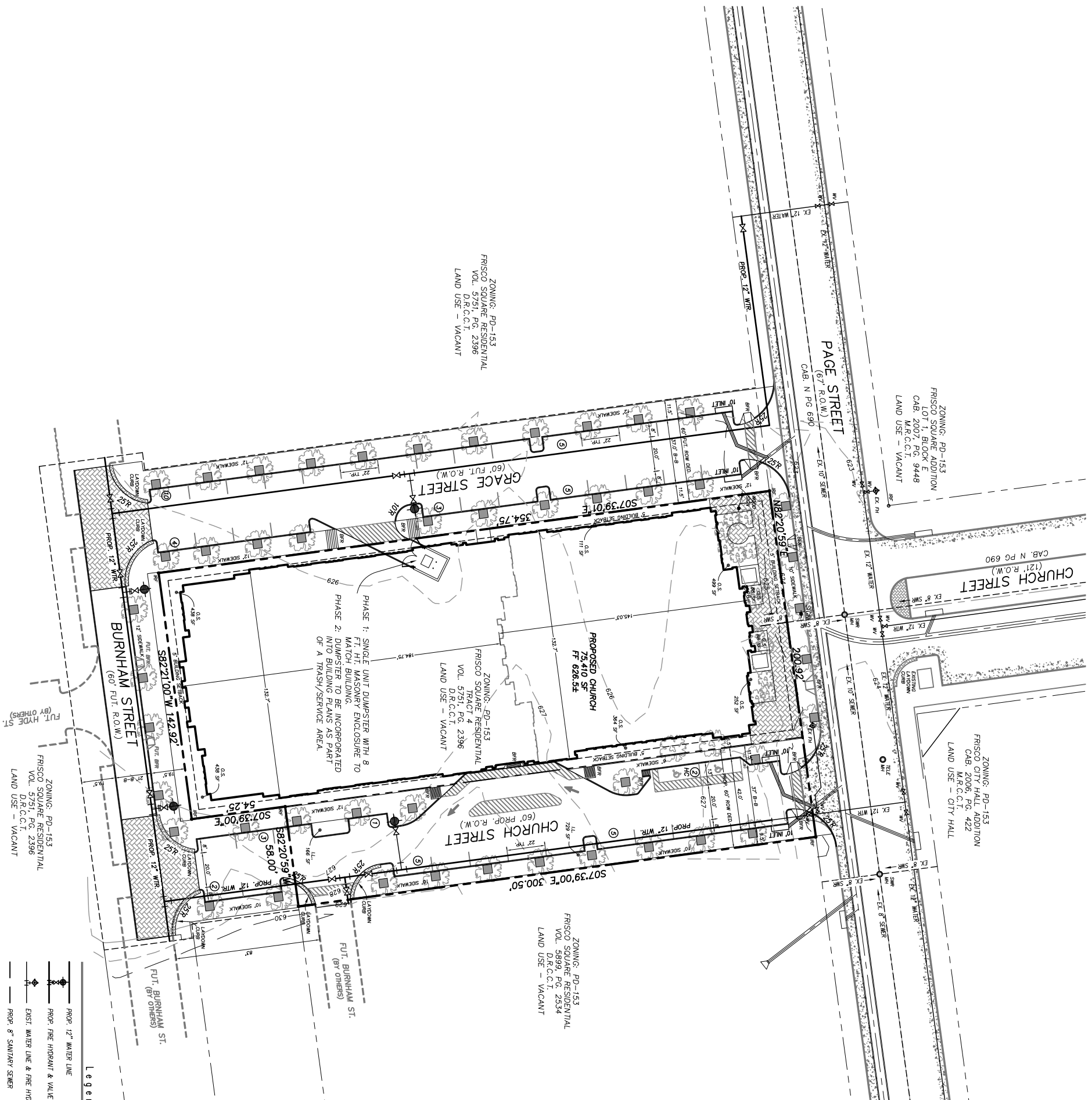
1460 Buena Park Drive  
Frisco, Texas 75034  
(469) 633-9104  
Fax (469) 633-5830  
Contact: Pastor Pete Payne

Engineer - Surveyor:

C&P ENGINEERING, LTD.

1801 Gateway Blvd., Suite 101  
Richardson, Texas 75080  
(972) 644-2800  
Fax (972) 644-2817  
Contact: Grant Woodfin

- Legend
- PROP. 12" WATER LINE
  - PROP. FIBER OPTIC & VALVE
  - EXIST. WATER LINE & FIBER OPTIC
  - PROP. 8" SANITARY SEWER
  - EXIST. SANITARY SEWER & MANHOLE
  - PROP. STORM SEWER
  - EX. STORM INLET
  - ENHANCE PAVEMENT
  - OPEN SPACE
  - INTERIOR LANDSCAPING
  - PROP. STREET TREE IN TREE
  - GRATE FOR ZONING
  - PARKING SPACE COUNT



ZONING: PD-153  
FRISCO SQUARE RESIDENTIAL  
VOL. 5751, PG. 2396  
D.R.C.C.T.  
LAND USE - VACANT

ZONING: PD-153  
FRISCO SQUARE ADDITION  
LOT 1, BLOCK E  
CAB. 2007, PG. 9448  
M.R.C.C.T.  
LAND USE - VACANT

ZONING: PD-153  
FRISCO CITY HALL ADDITION  
CAB. 2006, PG. 422  
M.R.C.C.T.  
LAND USE - CITY HALL

ZONING: PD-153  
FRISCO SQUARE RESIDENTIAL  
VOL. 5899, PG. 2534  
D.R.C.C.T.  
LAND USE - VACANT